

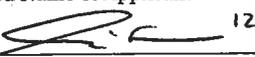
LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (1) *This application form must be filled out in its entirety.*
- (2) *An incomplete application form will result in rejection of the application prior to check/sit review.*
- (3) *If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.*
- (4) *Do not write in shaded areas.*
- (5) *See attached Instructions for completing the Land Development Application.*

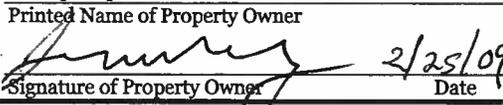
PLEASE PRINT IN INK OR USE TYPEWRITE

TYPE OF APPLICATION _____ 1972 Zoning Ordinance _____ 1993 Zoning Ordinance ZMOD Revised 1993 Zoning Ordinance	Application Number Assigned _____ Fee Amount Paid _____ Receipt Number _____ Date of Official Acceptance _____																												
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP) N/A																													
Total Number of Cross-Sections (FPAL Type II & FPST) N/A																													
Project Name: Belmont Executive Center	Subdivision Name (if different from project name): Subdivision Section: N/A Lot Numbers:																												
Description of Proposed Project: (Must be completed) Zoning Ordinance Modification to develop a Comprehensive Sign Package pursuant to Section 5-1204(E) of the Zoning Ordinance in accordance with Section 6-1511(B).																													
Number and Types of Proposed Lots Residential _____ Non-residential 6 _____ Conservancy _____ Open Space _____ Other (Specify type) _____	PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications). <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Total Units</th> <th>Quantity Affordable</th> <th>Quantity Elderly</th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Semi-detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Townhouse</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Multi-family</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other (specify)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>N/A</td> <td></td> <td></td> </tr> </tbody> </table>		Total Units	Quantity Affordable	Quantity Elderly	Detached				Semi-detached				Townhouse				Multi-family				Other (specify)				Total	N/A		
	Total Units	Quantity Affordable	Quantity Elderly																										
Detached																													
Semi-detached																													
Townhouse																													
Multi-family																													
Other (specify)																													
Total	N/A																												
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:																													
Category	Description of Use	Square Footage																											
Ag-Residential																													
Sales & Service																													
Office																													
Industrial																													
Gov't, Utilities & Public Service																													
Recreation & Special Interests																													
Transportation & Communications																													
Education & Training																													
Other (specify)	Comprehensive Sign Package	N/A																											
Total Square Footage		N/A																											

PROJECT LOCATION				
Property Address: N/A		Property Location: Intersection of Route 7 and Claiborne Parkway		
Adjacent Roads				
ELECTION DISTRICT(S) ██████████ <i>Brand Run</i>				
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION				
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acreage	Zoning Status	
			Existing	Proposed
083356224	PD-OP	343.87	X	
083178172	PD-OP	4.02	X	
083271064	PD-OP	30.87	X	
083172087	PD-CC-CC	17.97	X	
083378701	PD-OP	26.94	X	
083371744	PD-OP	8.26	X	
SURROUNDING LAND USES AND ZONING				
<i>List all surrounding land uses and zoning districts adjacent to the property, including those across roads.</i>				
LAND USE		ZONING		
NORTH				
SOUTH				
EAST				
WEST				
APPLICANT(S)				
Company Name	Belmont Land, LP	Company Name	Toll Land XV LP	
Name of Person & Title	Darren J. Corini Director	Name of Person & Title	Darren J. Corini Director	
Mailing Address	19775 Belmont Executive Center Suite 150	Mailing Address	19775 Belmont Executive Center Suite 150	
City, State, Zip Code	Ashburn, VA 20147	City, State, Zip Code	Ashburn, VA 20147	
Daytime Telephone	571-291-8880	Daytime Telephone	571-290-8880	
E-mail Address	dcorini@tollbrothersinc.com	E-mail Address	dcorini@tollbrothersinc.com	
Correspondent?	Yes No	Correspondent?	Yes No	
PROPERTY OWNER(S)				
Company Name	Belmont Land, LP	Company Name	Toll Land XV LP	
Name of Person & Title	Darren J. Corini <i>Eric Anderson</i> Director VICE PRESIDENT	Name of Person & Title	Darren J. Corini <i>Eric Anderson</i> Director VICE PRESIDENT	
Mailing Address	19775 Belmont Executive Center Suite 150	Mailing Address	19775 Belmont Executive Center Suite 150	
City, State, Zip Code	Ashburn, VA 20147	City, State, Zip Code	Ashburn, VA 20147	
Daytime Telephone	571-290-8880	Daytime Telephone	571-290-8880	
E-mail Address	dcorini@tollbrothersinc.com	E-mail Address	dcorini@tollbrothersinc.com	
Correspondent?	Yes No	Correspondent?	Yes No	
Company Name	Episcopal Church on Belmont	Company Name		
Name of Person & Title	The Episcopal Diocese of Virginia Trustees	Name of Person & Title		
Mailing Address	43600 Russell Branch Parkway	Mailing Address		
City, State, Zip Code	Ashburn, VA 20147	City, State, Zip Code		
Daytime Telephone		Daytime Telephone		
E-mail Address		E-mail Address		
Correspondent?	Yes No	Correspondent?	Yes No	

REPRESENTATIVE(S)			
Company Name	Sack Harris & Martin, PC	Company Name	
Name of Person & Title	Keith C. Martin, Esq.	Name of Person & Title	
Mailing Address	8270 Greensboro Drive, #810	Mailing Address	
City, State, Zip Code	McLean, VA 22102	City, State, Zip Code	
Daytime Telephone	703-883-0102	Daytime Telephone	
E-mail Address	kcm@sacklaw.com	E-mail Address	
Correspondent?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Correspondent?	Yes No
CERTIFICATIONS			
<p>APPLICANT(S): The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.</p>			
Belmont Land, LP Darren J. Corini, Director		Toll Land XV LP Darren J. Corini, Director	
ERIC ANDERSON VICE PRESIDENT		ERIC ANDERSON VICE PRESIDENT	
Printed Name of Applicant		Printed Name of Applicant	
			
Date		Date	
12/31/08		12/31/08	
Signature of Applicant		Signature of Applicant	
<p>PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.</p>			
Belmont Land, LP		Toll Land XV LP	
Darren J. Corini, Director		Darren J. Corini, Director	
Printed Name of Property Owner		Printed Name of Property Owner	
Signature of Property Owner		Signature of Property Owner	
Date		Date	

Updated 3/9/2007

REPRESENTATIVE(S)			
Company Name	Sack Harris & Martin, PC	Company Name	
Name of Person & Title	Keith C. Martin, Esq.	Name of Person & Title	
Mailing Address	8270 Greensboro Drive, #810	Mailing Address	
City, State, Zip Code	McLean, VA 22102	City, State, Zip Code	
Daytime Telephone	703-883-0102	Daytime Telephone	
E-mail Address	<u>kcm@sacklaw.com</u>	E-mail Address	
Correspondent?	Yes No	Correspondent?	Yes No
CERTIFICATIONS			
<p>APPLICANT(S): The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.</p>			
Printed Name of Applicant		Printed Name of Applicant	
Signature of Applicant Date		Signature of Applicant Date	
<p>PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.</p>			
The Episcopal Diocese of VA Printed Name of Property Owner		Printed Name of Property Owner	
 Signature of Property Owner Date		 Signature of Property Owner Date	

Updated 3/9/2007

From: "Karen T. Fettig" <KTF@SACKLAW.com>
To: "Ginni VanHorn" <Ginni.VanHorn@loudoun.gov>
Date: 4/21/2009 10:21 AM
Subject: RE: Toll Brothers/Belmont ZMOD 2008-0017
Attachments: Disclosure of Real Parties in Interest 042109.pdf

Dear Ginni,

Thank you for reviewing this package. Attached is a notarized copy. I am putting the original in the mail to you now. Thanks again. You're the best.

Regards,

Karen Fettig, Paralegal
Sack Harris & Martin, P.C.
8270 Greensboro Drive
Suite 810
McLean, Virginia 22102
703.883.0102
703.883.0108 (fax)
ktf@sacklaw.com

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-----Original Message-----

From: Ginni VanHorn [mailto:Ginni.VanHorn@loudoun.gov]
Sent: Tuesday, April 21, 2009 9:59 AM
To: Karen T. Fettig
Subject: Re: Toll Brothers/Belmont ZMOD 2008-0017

Almost perfect.....I have changed page 2 (highlighted in yellow). 4 parcels are owned by Belmont Land LP, so I moved them. Also, 083-35-9224 was typed incorrectly. It was 6224....and I changed it to the correct 9224. Please forward me the notarized original and I will accept shortly after receiving. Thanks. Ginni

~~~~~  
Ginni Van Horn, Land Use Review Planner  
Loudoun County Dept of Planning  
1 Harrison Street, 3rd Floor  
Leesburg, VA 20177  
703-777-0647  
703-777-0441 fax  
ginni.vanhorn@loudoun.gov  
~~~~~

>>> "Karen T. Fettig" <KTF@SACKLAW.com> 4/20/2009 10:56 AM >>>
Dear Ginni,

I hope you had a good time off. Attached is the updated/corrected disclosure form for the subject application. I hope it's complete and correct this time. I'm sending it to you for review before having Keith sign off and then I will send you the original. Can you take a look and let me know if it's right this time?

Many thanks.

Regards,

Karen Fettig, Paralegal

Sack Harris & Martin, P.C.

8270 Greensboro Drive

Suite 810

McLean, Virginia 22102

703.883.0102

703.883.0108 (fax)

ktf@sacklaw.com <mailto:ktf@sacklaw.com>

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Ginni VanHorn - Toll Brothers Belmont Sign Plan ZMOD 2008-0017

From: "Karen T. Fettig" <KTF@SACKLAW.com>
To: <Ginni.VanHorn@loudoun.gov>
Date: 4/1/2009 3:23 PM
Subject: Toll Brothers Belmont Sign Plan ZMOD 2008-0017
CC: "Keith C. Martin" <kcm@sacklaw.com>
Attachments: Church Signature Page for Application.pdf; Disclosure of Real Parties in Interest.pdf; List of adjacent property owners.pdf

Ginni,

Per our recent phone conversation, attached please find: (1) Signature Page for the Application signed by St. David's Episcopal Church; (2) Disclosure of Real Parties in Interest (new form); and (3) list of adjacent property owners for PIN's 083-17-9398 and 083-17-5303.

As discussed, please do not hesitate to call me if you have any questions or need additional information.

Thank you.

Regards,

Karen Fettig, Paralegal
Sack Harris & Martin, P.C.
8270 Greensboro Drive
Suite 810
McLean, Virginia 22102
703.883.0102
703.883.0108 (fax)
ktf@sacklaw.com

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From: Ginni VanHorn
To: Martin, Keith C.
Date: 4/1/2009 11:39 AM
Subject: RE: Belmont Executive Center Sign Plan ZMOD 2008-0017
Attachments: Disclosure-RVSD_01-20-09.pdf; Urban Engineering Disclosure.pdf; Church Disclosure C2 example.pdf

I have not received any thing yet. Did you send it or drop it off? If so, what day? I forgot to mention that once you submit the adjacent parcel info for the two PINs listed below, I will just attached it to the Vicinity Map in the Sign Plan. Did you also get my email with examples of disclosures (I have attached to this email as well)? I will be looking for your revised disclosures as well. Let me know. Thanks. Ginni

>>> "Keith C. Martin" <kcm@sacklaw.com> 4/1/2009 11:07 AM >>>
 Did you get the revised materials?

-----Original Message-----

From: Ginni VanHorn [mailto:Ginni.VanHorn@loudoun.gov]
 Sent: Wednesday, March 18, 2009 3:54 PM
 To: Keith C. Martin
 Subject: Fwd: Belmont Executive Center Sign Plan ZMOD 2008-0017

Also,

Please submit all adjacent parcel information for PIN #083-17-9398 and #083-17-5303. These parcels are condos and each unit is individually owned. The easiest thing to do would be to submit a table with all owners from our Online Assessment Database....
<http://intra1.intranet.col/webpdbs/> . Let me know if you have questions. Ginni

~~~~~  
 Ginni Van Horn, Land Use Review Planner  
 Loudoun County Dept of Planning  
 1 Harrison Street, 3rd Floor  
 Leesburg, VA 20177  
 703-777-0647  
 703-777-0441 fax  
[ginni.vanhorn@loudoun.gov](mailto:ginni.vanhorn@loudoun.gov)  
 ~~~~~

From: Ginni VanHorn
To: kcm@sacklaw.com
Date: 3/18/2009 3:53 PM
Subject: Fwd: Belmont Executive Center Sign Plan ZMOD 2008-0017
Attachments: Ginni VanHorn.vcf

Also,

Please submit all adjacent parcel information for PIN #083-17-9398 and #083-17-5303. These parcels are condos and each unit is individually owned. The easiest thing to do would be to submit a table with all owners from our Online Assessment Database... <http://intra1.intranet.col/webpds/> . Let me know if you have questions. Ginni

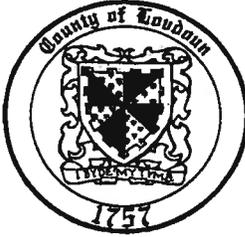
~~~~~  
Ginni Van Horn, Land Use Review Planner  
Loudoun County Dept of Planning  
1 Harrison Street, 3rd Floor  
Leesburg, VA 20177  
703-777-0647  
703-777-0441 fax  
ginni.vanhorn@loudoun.gov  
~~~~~

From: Ginni VanHorn
To: kcm@sacklaw.com
Date: 3/18/2009 3:34 PM
Subject: Belmont Executive Center Sign Plan ZMOD 2008-0017
Attachments: Disclosure-RVSD_01-20-09.pdf; Urban Engineering Disclosure.pdf; Church Disclosure C2 example.pdf; Ginni VanHorn.vcf

Keith,

The Disclosures that you submitted on March 6 are still not correct. I have attached an example from another Toll Brothers application that is under review. Also, please submit a C2 page for The Episcopal Dioceses of VA, with the trustees, board of directors in space provided for officers and directors. Let me know if you have any questions. Ginni

~~~~~  
Ginni Van Horn, Land Use Review Planner  
Loudoun County Dept of Planning  
1 Harrison Street, 3rd Floor  
Leesburg, VA 20177  
703-777-0647  
703-777-0441 fax  
ginni.vanhorn@loudoun.gov  
~~~~~



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

January 30, 2009

Keith C. Martin, Esquire
Sack Harris & Martin, PC
8270 Greensboro Drive, Suite 810
McLean, VA 22102

RE: ZMOD 2008-0017 Belmont Executive Center Sign Plan

Dear Mr. Martin:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. The signature of all property owners is required. Please submit a Land Development Application form signature page with original signatures of the signatory agent for the Episcopal Church at Belmont.
2. Due to the enactment of Virginia Code Annotated Section 15.2-2287.1, *Disclosures in land use proceedings* effective as of July 1, 2008, and in conjunction with Loudoun County 1993 Revised Zoning Ordinance, Section 6-403, Loudoun County modified its required disclosure form on October 21, 2008. Please complete and submit the new disclosure form (attached).
3. Please revise the Vicinity Map in the Sign Plan to include adjacent owner information for parcel PIN #083-17-5303, 083-17-9398, 084-48-7960, 113-37-2932, and all Lansdowne parcels across the road.

Please submit the documents requested above, as well as 3 additional copies of the sign plan package and 8 copies of the revised vicinity map. Also, please submit a disk with the statement of justification and sign plan in electronic format. Should you have any questions regarding the review and processing of you application, please feel free to contact me at 703-777-0647 or by email at ginni.vanhorn@loudoun.gov.

Sincerely,

Ginni Van Horn
Land Use Planner

cc: John Merrithew, Assistant Director



RECIPIENT COPY (WHITE)



PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS
LAND SURVEYORS

TO: Sack Harris & Martin
8270 Greensboro Drive
Suite 810
McLean, VA 22102
United States of America

DATE: February 12, 2008
JOB #: 08-030
PRINT TICKET #: 3990

ATTN: Keith Martin

RE: BEC CSP

TRANSMITTED HEREWITH:

- ORIGINALS PHOTOCOPIES CD BLACKLINE PRINTS
 SPECIFICATIONS COMPUTATIONS INVOICE MYLAR PRINTS
 COLOR PRINTS SITE NOTICES OTHER

QUANTITY	DRAWING NO.	DATE	DESCRIPTION
3		12.30.08	Signage guidelines
17		02.09.09	vicinity maps and sign maps (11x17)
6		02.09.09	Sign Maps (24x36)
1 CD		02.09.09	CSP PDF

FOR: SUBMISSION RESUBMISSION INSERTS APPROVAL/SIGNATURE
 FIELD USE YOUR FILES COMMENTS OTHER

SENT BY: FIRST CLASS MAIL OUR MESSENGER PICKUP COURIER OVERNIGHT

PLEASE: RETURN SUBMIT OTHER

COMMENTS:

RECEIVED BY: _____

SENT BY: Kyle Berseth

RECIPIENT COPY (WHITE)

SACK HARRIS & MARTIN, P.C.

ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
MCLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108



December 30, 2008

Ms. Julie Pastor, Director
Department of Planning
County of Loudoun
1 Harrison Street, S. E.
3rd Floor
Leesburg, VA 20175

Re: New Application – Belmont Executive Center ZMOD/Comprehensive Sign Package
LCTM #62/24 (MCPI #083-35-9224); LCTM #62/M10/LBPP (MCPI #083-17-8172); LCTM #62/23 (MCPI #083-27-1064); LCTM #62/N10/LBOO1 (MCPI #083-17-2087); LCTM #62/16 (MCPI #083-37-8701); and LCTM #62/22 (MCPI #083-37-1744)

Dear Ms. Pastor:

On behalf of our client, Belmont Land LP and Toll Land XV LP, we hereby submit the following materials in support of a Zoning Modification request to develop a Comprehensive Sign Package for the above referenced project:

1. ZMAP/ZMOD Checklist of Minimum Submission Requirements (1 copy);
2. Checklist waiver letter dated December 15, 2008 (1 copy);
3. Land Development Application (1 original);
4. Tax/Land Use certificate (1 copy);
5. Disclosure of Real Parties in Interest Form (1 copy);
6. Check made payable to County of Loudoun in the amount of \$7,865.00;
7. Record of Pre-application Conference (1 copy);
8. Belmont Executive Center Comprehensive Sign Package Booklet (3 copies)* containing:
 - a. Statement of Justification;
 - b. Criteria for Consideration;
 - c. Sign Design Standards and Guidelines;
 - d. Specifications
 - e. Sign Matrix

9. SOJ Attachment 1: Proffer Statement (3 copies)*;
10. Letter to George Phillips dated December 16, 2008 requesting Traffic Analysis Waiver (3 copies); and
11. Adjacent Property Owners Mailing labels (1 sheet/2 copies).

The Board of Supervisors approved Belmont Executive Center, ZMAP 1997-0009, on December 21, 2004 which rezoned the property to the PD-CC-CC and PD-OP districts. Proffer III.A states that the Property will be subject to a Commercial Owners Association that will be responsible for establishing Design Standards. The association adopted the Design Guidelines and Development Standards dated December 19, 2005 with their established signage standards. It is submitted that the proposed comprehensive Sign Plan is in conformance with such standards.

The Applicant has not held or scheduled any additional community meetings. Such meetings will be arranged, as needed, in consultation with the Project Manager, once the ZMOD application is accepted for review.

Thank you in advance for the time and consideration given this request during the review process. Should there be any questions or additional information required, please contact me.

Very truly yours,

SACK HARRIS & MARTIN, P.C.



Keith C. Martin

Enclosures as stated.

cc: Darren Corini
Adam Steiner

SACK HARRIS & MARTIN, P.C.
ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
MCLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108

Accept - 1/5/09
See attached
from JM

December 16, 2008

Mr. George Phillips
Office of Transportation
County of Loudoun
1 Harrison Street, S.E., 3rd Floor
Leesburg, VA 20175

RE: Belmont Executive Center Comprehensive Sign Plan: Traffic Analysis Waiver

Dear Mr. Phillips:

We represent the Owner and Applicant of Belmont Executive Center. The rezoning application was approved by the Board of Supervisors on December 21, 2004, (Belmont Executive Center, ZMAP 1997-0009).

The Applicant has submitted a Comprehensive Sign Package in order to create a coordinated image for Belmont Executive Center.

The Applicant is currently preparing the ZMOD submission for the Comprehensive Sign Package. Item #O of the Checklist of Minimum Requirements indicates a Traffic Study is needed for each application. **We hereby request a waiver of such requirement.** The proposed Comprehensive Sign Package will neither change the amount of traffic generated by Belmont Executive Center nor the traffic patterns as envisioned and approved under ZMAP 1997-0009.

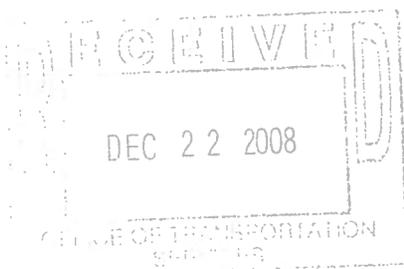
Thank you for your time and consideration. Should you need additional information, please do not hesitate to contact me.

Sincerely,

SACK, HARRIS & MARTIN, P.C.



Keith C. Martin



F.S.M. Traffic Study Guidelines (12/07)
Checklist for Application Acceptance
Page 1 of 4

Loudoun County Virginia
Office of Transportation Services

Application Name: Comprehensive Sign Plan Belmont Executive Center Date: 1/5/09
Application Type: Zmap Reviewer: Dana Phelan
of Guidelines Satisfied: 13 of 13
Accept or Reject: Accept Comment: Sign package
won't generate additional traffic
See December 16, 2008 Letter from Jack Harris + Martin attached

- (1) **Study Area:** Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 10 percent of the road's current/existing traffic volumes (at the time of application).

Does Study Meet Guidelines? yes Comments: N.A.

- (2) **Traffic Count Locations:** Traffic counts are required on the adjacent roads, the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission. Twenty-four (24) hour weekday traffic counts are also required for roadway segments.

Does Study Meet Guidelines? yes Comments: N.A.

- (3) **Trip Generation:** As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Does Study Meet Guidelines? yes Comments: No additional traffic

- (4) **Traffic Volume Projections:** The traffic study shall include an agreed upon build out year and provide existing and projected traffic volumes, with and without the subject project, for Average Daily Traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private accessways/entrances.

Does Study Meet Guidelines? yes Comments: N.A.

- (5) **LOS Analysis:** : Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and LOS information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years or to an agreed upon forecast year.

Does Study Meet Guidelines? yes Comments: N.A.

- (6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable LOS (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Does Study Meet Guidelines? yes Comments: N.A.

(7) **Background Traffic Assumptions:** Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. The sources for determining future traffic projections will include one or more of the following:

- The Loudoun County Growth Summary or similar documents from Loudoun County.
- The Loudoun County transportation model which incorporates COG's Cooperative Forecasts for Loudoun County.
- Approved developments in the vicinity of the proposed development.

Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Does Study Meet Guidelines? yes Comments: N.A.

(8) **Traffic/Trip Distribution:** Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases and categories (e.g., residential, office, retail, industrial and institutional) of development.

Does Study Meet Guidelines? yes Comments: N.A.

(9) **LOS Calculations Assumptions:** Traffic counts and LOS worksheets and projected traffic volume LOS analyses, using agreed upon analysis techniques, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Does Study Meet Guidelines? yes Comments: N.A.

(10) **Mode Choice:** Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Does Study Meet Guidelines? yes Comments: N.A.

- (11) **Safety Locations:** Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

Does Study Meet Guidelines? yes Comments: N.A.

- (12) **Traffic Mitigation Measures:** If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Does Study Meet Guidelines? yes Comments: N.A.

- (13) **Bicycle & Pedestrian Accommodations:** When bicycle and pedestrian accommodations are used to reduce anticipated traffic volumes, a description of the physical and functional characteristics of the proposed bicycle and pedestrian accommodations shall be provided. If such separate bicycle accommodations (e.g., striped lanes or multi-purpose trails) are anticipated, they shall also be identified. A description of the functional characteristics shall be provided to identify the transportation options that these accommodations provide (e.g., pedestrian access to retail center, safe bicycle route to elementary school, inter-parcel connections to adjacent neighborhoods, access to W&OD trail, etc.)

Does Study Meet Guidelines? yes Comments: N.A.

LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703)777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATION

Application No. _____

TO BE COMPLETED BY THE APPLICANT



Project Name: Belmont Executive Center

Proposed Use: Comprehensive Sign Plan

Project Location: Intersection of Route 7 and Claiborne Parkway

Tax Map #(s): /62/IIIIII/24/, /62/M10/LBPP/, 62/23, 62/N10/LBOO1, 62/16 and 62/22

Parcel #(s): 083359224, 083178172, 083271064, 083172087, 083378701 and 083371744

Parcel Owner(s): Belmont Land LP/Toll Land XV LP/The Episcopal Diocese of VA Trustees

Applicant/Authorized Agent: Darren Corini Telephone No.: 215-938-8237

Engineer/Surveyor: _____ Telephone No.: _____

Attorney: Keith C. Martin, Esq. Telephone No.: 703-883-0102

Signature of Person Completing Checklist:  Date: 12/15/08

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): _____

A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

Waiver granted for Sections J, K, L, M, N and O. _____

A letter signed by the applicant and by the owner of the property granting the right of entry upon the property to the Zoning Administrator, law enforcement agents, and County inspectors for the purpose of inspecting, and bringing law enforcement to the property, during the term of any permit which may be issued is required.

B. LAND DEVELOPMENT APPLICATION FORM. Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Applicant's name and address and ownership interest in the subject property.	X		
2. The name and address, and signed written consent of all those having an ownership interest, if different than the applicant filing the application.	X		
3. The names and addresses of all consultants representing the applicant with respect to the proposed development plan.	X		
4. The tax map identification number; MCPI number. ¹	X		
C. CERTIFICATE OF PAYMENT OF TAXES. Provide a certificate verifying that real estate taxes have been paid for all property included in the application. (<i>A certificate of payment of taxes is available from the Treasurer's Office.</i>)	X		
D. USE VALUE ASSESSMENT PROGRAM. Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. (<i>A Land Use certificate is available from the Department of Financial Services.</i>)	X		

1. Information available from the Office of Mapping
 2. Information available from the Department of Building and Development
 3. Information available from the Clerk of the Circuit Court
 4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST</u> . Provide completed disclosure form(s).	X		
F. <u>FEES</u> . Provide a check made payable to the County of Loudoun.	X		
G. <u>RECORD OF PRE-APPLICATION CONFERENCE</u> . Provide a copy of the documentation provided at the Conference. ⁴	X		
H. <u>STATEMENT OF JUSTIFICATION</u> . Provide 22 copies of a written Statement of Justification including the following:	X		
1. A Project Summary detailing the following:	X		
a. The present and proposed zoning classification ² and use of the subject property and adjacent land. If an existing or proposed zoning district line does not follow roads, waterways, or property lines, a metes and bounds description of the district boundary is required.	X		
b. The planned use designation of the property and adjacent land as contained in the Comprehensive Plan ⁴ and taxing district, ¹ if applicable.	X		
2. A written statement describing the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
3. Address the matters for consideration contained in Section 6-1211(E) of the Zoning Ordinance. ¹	X		
I. <u>VICINITY MAP</u> . Provide 22 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. ¹ Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD trail. ¹	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area. ¹	X		
3. Jurisdictional boundaries. ¹ (if applicable)	X		
4. Existing development of the subject property and the use and development of all land within 200 feet thereof. ¹	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
J. EXISTING CONDITIONS. Provide 22 copies of an existing conditions plat at a scale of 1"=200' (or other appropriate scale as approved by the Director of Planning), including the following:		X	
1. Rezoning Plat. A survey showing property and zoning boundary lines, metes and bounds, property acreage and acreage of area to be rezoned, if different, scale and north arrow, utility transmission lines and public rights-of-way crossing and adjacent to the subject property. ¹		X	
2. Topography at contours not more than five (5) feet. <i>(The Director may request a 2-foot contour.)</i> ¹		X	
3. Steep slopes. ¹		X	
4. Water courses, drainage ways, ponds, wetlands, lakes and bodies of water. ¹		X	
5. The location and general description of vegetation and existing tree cover including:		X	
a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora.		X	
b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground).		X	
c. Endangered species habitat. ⁵		X	
6. The delineation of major and minor floodplain, where applicable. Use and identify the source as the floodplain map of Loudoun County. ¹		X	
7. Soils as shown on the Loudoun County Soil Survey, ¹ including hydric soils groups.		X	
8. Location of arterial and collector streets and any local streets crossing, connecting, or adjacent to the proposed project with street names or numbers.		X	
9. A delineation of existing structures, and an indication of their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites to determine whether the proposed development will impact those resources as preservation or mitigation of the resources may be required.		X	

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
10. Approximate delineation of any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.		X	
11. Features such as roads, stone walls, fences, structures, and other prominent features as shown on the County PCT maps. ¹		X	
12. Limits of overlay districts on the property. (HCC, AI, FOD, MDOD). ^{1 OR 2}		X	
13. Identification of any Federal or State permits or conditions that directly limit development on the subject property.		X	
14. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.		X	
K. <u>CONCEPT PLAN</u> . Provide 22 copies of a Concept Development Plan. The Plan shall include a title block identifying the project, owner, tax map and MCPI numbers, election district, plan date and revision dates. The Plan shall be at a scale of one inch to 200 feet or other appropriate scale as approved by the Director of Planning [at least one (1) set shall be at a scale of one inch to 200 feet]. The plan shall depict or describe the following features of the development:		X	
1. A land use plan map with a description of the type, location, and nature of land use and building type within each area of the development; the acreage and proposed density and lot requirements of each subarea or land bay; and the existing and proposed zoning district boundary lines.		X	
a. For residential districts (non-PDH): a plan that shows the potential lot layout for single family detached units that includes setback lines and streets; for single family attached units: a plan that shows lot layout, setbacks, travelways and the required parking; for multi-family units: the footprint of buildings to reflect the proposed FAR, setback lines, and the required parking and travelways.		X	
b. For non-residential districts (non-PDH), a footprint of buildings reflecting the proposed FAR, setback lines, and the required parking and travelways.		X	
c. Adjacent roadway, sidewalks, pedestrian and bicycle trails information.		X	

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
d. Existing and proposed abutting roads and their right-of-way widths.		X	
e. Existing nonresidential access points, existing and proposed roadway intersections and median breaks.		X	
f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan.		X	
2. A proposed traffic circulation map that illustrates both external and internal traffic ways, including existing and proposed rights-of-way, travel lanes, major pedestrian and bike paths and trails, school bus stops/shelters, park and ride lots, and other transit or multi-modal related facilities, and other transportation improvements.		X	
3. A land use map that overlays the proposed land use and transportation elements over the existing conditions information submitted under Item J. <i>(NOTE: Intended to show the changes in topography, drainage, water features, trees and vegetation, etc., anticipated as a result of the proposed development. And to also show the measures proposed to protect or enhance the above features as well as known or potential historic features or structures, archaeological sites or cultural resources as part of the development process.)</i>		X	
4. The proposed plan for all major sanitary sewer improvements and a general description of the means of providing water service; the approximate location and estimated size of all proposed stormwater management facilities and a statement as to the type of facility proposed.		X	
5. A description and the general location of all proposed community and public facilities (schools, fire protection, libraries, parks and similar services).		X	
6. For adjacent property within 200 feet including property across the road from project:		X	
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning. ²		X	
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹		X	
c. Adjacent open space easements, park and recreation land.		X	
7. A delineation and description of the open space areas.		X	

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
8. A statement of those special amenities that are proposed within the development (i.e. community center, park or pool; natural areas to be preserved and incorporated into the design, etc.).		X	
9. A statement identifying easements and restrictive covenants relating to the establishment of common open space or service facility within the planned development, ² and the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or private common open space or service facility.		X	
10. The Concept Development Plan shall include a note indicating the applicant's obligation to establish any separate entity to maintain open space or service facilities prior to approval of the first record plat in the proposed development in a form approved by the County.		X	
11. Applicant's name and signature.		X	
12. If requested by the Planning Director the applicant shall provide:		X	
a. A minimum of two cross-sections on each land bay in the proposed development where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings.		X	
b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community.		X	
NOTE: The cross sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).		X	
L. <u>ELEVATIONS</u> . If requested by the Planning Director, the applicant shall provide front, side, and rear elevations of all non-residential buildings proposed as part of the development where they abut residentially occupied property.		X	
M. <u>INFORMATION TABULATION</u> . Provide a tabulation of the following information on the concept development plan:		X	
1. The maximum total number of dwelling units proposed by type of structure, by subarea or land bay if applicable.		X	

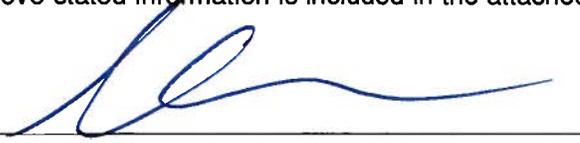
1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
2. The maximum total square feet of building floor area proposed for nonresidential uses by type of use, by sub-area or land bay if applicable.		X	
3. The total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to residential and non-residential uses; land area devoted to passive open space, active recreation, parking, etc.		X	
4. The minimum lot requirements for each proposed use, if different than the minimum lot requirements specified in the Zoning Ordinance for the district in which the lot is to be located. ²		X	
5. A schedule showing the number of parking spaces provided and the number required by the provisions of Sections 5-1100. ²		X	
N. <u>PHASING PLAN</u> . If the development is proposed for construction in phases during a period extending beyond a single construction season, a proposed phasing plan shall be submitted stating the proportion of the total public and private open space and public improvements and the proportion of each type of proposed use to be provided or constructed during each such stage and overall chronology of development to be followed from stage to stage.		X	
O. <u>TRAFFIC STUDY</u> . Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B.	SEE LETTER TO GEORGE PHILLIPS	X	
P. <u>MODIFICATIONS</u> . (For Planned Development Rezonings only). A statement identifying each of the planned development regulations or other applicable provisions of this Ordinance that the applicant proposes to be modified as part of the Concept Development Plan and the justification therefore.	X		
Q. <u>COMMUNITY MEETINGS</u> . The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.	X		
R. <u>MAILING LABELS</u> . The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

I hereby certify that the above stated information is included in the attached zoning map amendment application and accompanying materials.

APPLICANT SIGNATURE



A handwritten signature in blue ink, consisting of a large, stylized initial 'A' followed by a cursive name, written over a horizontal line.

DATE

12/30/07

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Real Estate Tax - 2008
Owner and Legal

PIN: 083-37-8701-000	Tax Map: /62////////16/
Current Owner Name& Address: TOLL LAND XV LP TOLL BROTHERS 19775 BELMONT EXECUTIVE PLZ STE 250 ASHBURN VA 20147-7601	Jan 1 Owner Name& Address:: TOLL LAND XV LP TOLL BROTHERS 19775 BELMONT EXECUTIVE PLZ STE 250 ASHBURN VA 20147
Legal Description: NEAR ASHBURN (PCL 16A) 200703050016830P BLA 200309120120768	Acreage: 26.94 Land Use: NO
Annual Taxable Assessment: \$ 8,507,900	

District: Regular	Supplement:		Tax Rate: \$1.14 per \$100 assessed value		
1st Half	Original Due Date: 2008-06-05		Date Levied: 2008-04-09		
Taxable Assessment: \$ 4,253,950	Waiver Date:		Date Last Paid: 2008-06-25		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 48,400.15				\$ 48,400.15
Paid:	\$ 48,400.15	\$ 4,840.02	\$ 441.89	\$ 0.00	\$ 53,682.06
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular	Supplement:		Tax Rate: \$1.14 per \$100 assessed value		
2nd Half	Original Due Date: 2008-12-05		Date Levied: 2008-04-09		
Taxable Assessment: \$ 4,253,950	Waiver Date:		Date Last Paid: 2008-12-04		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 48,367.61				\$ 48,367.61
Paid:	\$ 48,367.61	\$ 0.00	\$ 0.00	\$ 0.00	\$ 48,367.61
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

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Owner and Legal

PIN: 083-17-8172-000	Tax Map: /62/M10//LBPP/
Current Owner Name& Address: BELMONT LAND LP TOLL BROTHERS 19775 BELMONT EXECUTIVE PLZ STE 250 ASHBURN VA 20147-7601	Jan 1 Owner Name& Address:: BELMONT LAND LP TOLL BROTHERS 19775 BELMONT EXECUTIVE PLAZA STE 2 ASHBURN VA20 14 7
Legal Description: BELMONT LBY PP1(PCL.PP1A) 200703050016830P BLA 200412220136924	Acreage: 4.02 Land Use: NO
Annual Taxable Assessment: \$ 1,042,000	

District: Regular	Supplement:		Tax Rate: \$1.14 per \$100 assessed value		
1st Half	Original Due Date: 2008-06-05		Date Levied: 2008-04-09		
Taxable Assessment: \$ 521,000	Waiver Date:		Date Last Paid: 2008-07-08		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 5,939.40				\$ 5,939.40
Paid:	\$ 5,939.40	\$ 593.95	\$ 59.40	\$ 0.00	\$ 6,592.75
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular	Supplement:		Tax Rate: \$1.14 per \$100 assessed value		
2nd Half	Original Due Date: 2008-12-05		Date Levied: 2008-04-09		
Taxable Assessment: \$ 521,000	Waiver Date:		Date Last Paid: 2008-12-04		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 5,939.40				\$ 5,939.40
Paid:	\$ 5,939.40	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,939.40
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Date of Query: 12/17/2008

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Real Estate Tax - 2008
Owner and Legal

PIN: 083-27-1064-000	Tax Map: /62////////23/
Current Owner Name & Address: BELMONT LAND LP TOLL BROTHERS 19775 BELMONT EXECUTIVE PLZ STE 250 ASHBURN VA 20147-7601	Jan 1 Owner Name & Address:: BELMONT LAND LP TOLL BROTHERS 19775 BELMONT EXECUTIVE PLAZA STE 2 ASHBURN VA20 14 7
Legal Description: BELMONT LANDBAY 4/5 200603090021541P BLA 1450--80 200512070137228P BLA	Acreage: 30.87 Land Use: NO
Annual Taxable Assessment: \$ 26,742,300	

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
1st Half		Original Due Date: 2008-06-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 13,371,150		Waiver Date:		Date Last Paid: 2008-07-08	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 152,431.11				\$ 152,431.11
Paid:	\$ 152,431.11	\$ 15,243.12	\$ 1,524.47	\$ 0.00	\$ 169,198.70
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
2nd Half		Original Due Date: 2008-12-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 13,371,150		Waiver Date:		Date Last Paid: 2008-12-04	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 152,431.11				\$ 152,431.11
Paid:	\$ 152,431.11	\$ 0.00	\$ 0.00	\$ 0.00	\$ 152,431.11
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
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Date of Query: 12/17/2008



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Real Estate Tax - 2008
Owner and Legal

PIN: 083-17-2087-000	Tax Map: /62/M10//LBOO1
Current Owner Name& Address: BELMONT LAND LP TOLL BROTHERS 19775 BELMONT EXECUTIVE PLZ STE 250 ASHBURN VA 20147-7601	Jan 1 Owner Name& Address:: BELMONT LAND LP TOLL BROTHERS 19775 BELMONT EXECUTIVE PLAZA STE 250 ASHBURN VA20 14 7
Legal Description: BELMONT LANDBAY 7(PCL.7) 200703050016830P BLA 200412220136924 200412220136925P	Acreage: 17.97 Land Use: NO
Annual Taxable Assessment: \$ 11,741,600	



District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
1st Half		Original Due Date: 2008-06-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 5,870,800		Waiver Date:		Date Last Paid: 2008-07-08	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 66,927.12				\$ 66,927.12
Paid:	\$ 66,927.12	\$ 6,692.71	\$ 669.34	\$ 0.00	\$ 74,289.17
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
2nd Half		Original Due Date: 2008-12-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 5,870,800		Waiver Date:		Date Last Paid: 2008-12-04	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 66,927.12				\$ 66,927.12
Paid:	\$ 66,927.12	\$ 0.00	\$ 0.00	\$ 0.00	\$ 66,927.12
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
------	---------	---------	---------	---------	---------

Date of Query: 12/17/2008

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Real Estate Assessment - 2008

Owner and Legal - Commercial

[Map It](#) [Recent Sales](#) [Tax History](#)

PIN: 083-35-9224-000 Tax Map Number: /62/////////24/ Year: 2008	Property Address 19661 BELMONT MANOR LA ASHBURN VA 20147
Current Owner Name/Address BELMONT LAND LP TOLL BROTHERS 19775 BELMONT EXECUTIVE PLZ STE 250 ASHBURN VA 20147-7601	Current Legal Description BELMONT 1381--369 FORECLOSURE 200809230057374P Acreage: 343.87
Land Book Owner As of Jan 1, 2008 BELMONT LAND LP TOLL BROTHERS 19775 BELMONT EXECUTIVE PLAZA STE 2 ASHBURN VA20147	Land Book Legal Description BELMONT 1381--369 FORECLOSURE 200704230030792P BLA 200711090079712P Acreage: 345.28



Sales Information/Group# 488

Recordation Date: 08/01/1995 Sale Price: \$11,600,000 MULTI-PARCEL Most recent Instrument ID: 200809230057374 Deed Year: 2008

Total Parcel Assessment Information

As of January 1st: Land: \$37,122,500 Improvements: \$14,268,900 Fair Market Total: \$51,391,400 Land Use: \$0

Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: BROAD RUN Election District: BROAD RN Affordable Dwelling Unit:	Agricultural District: N/A County Historic District: Tax District: Tax Code: TAXABLE
--	---

Structure Information As Of Current Date

Structure Information #1

Year Built: Total Area: 38,396 Occupancy Code: REC	Address: 19661 BELMONT MANOR LA ASHBURN VA 20147
Primary Area Class: CTRY CLUB Construction: CL C MSNRY Stories: 3.0 Story Height: 13	Area Square Feet Gross Building Area: 3,408 Perimeter: 1,140 Total Basement: 4,134 Finished Basement: 4,134

Building Exterior Walls-1: Walls-2: Roof Material: Roof Type: Foundation:		Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 0 Extra Sinks: 0 Urinals: 0 Other Fixtures: 0		
Building Interior Walls: Floor: Ceiling:		Heat-AC Heating Type: UNSPECIFIED Air Conditioning: NO Fuel Type: NONE/UNSP.		
Misc. Improvements		Additions		
Type	Sq Ft.	Class	Constr.	Stories
OPEN PORCH	7,540	CTRY CLUB	CL C MSNRY	2.0
GOLCOURSE PER HOLE	18	CTRY CLUB	CL C MSNRY	1.0
Special Features Sprinkler Type: WET TO100K Sprinkler Area: 42,530				

Structure Information #2

Year Built: 2000 Total Area: 5,890 Occupancy Code: REC Percent Improvement Complete Jan 1: 0		Address: 19609 BELMONT MANOR LA ASHBURN VA 20147		
Primary Area Class: MAINT BLDG Construction: CL D FRAME Stories: 1.0 Story Height: 15		Area Square Feet Gross Building Area: 5,890 Perimeter: 314 Total Basement: 0 Finished Basement: 0		
Building Exterior Walls-1: Walls-2: Roof Material: Roof Type: Foundation:		Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 0 Extra Sinks: 0 Urinals: 0 Other Fixtures: 0		
Building Interior Walls: Floor: Ceiling:		Heat-AC Heating Type: UNSPECIFIED Air Conditioning: NO Fuel Type: NONE/UNSP.		
Misc. Improvements				
Type	Sq Ft.			
STORAGE MEZZANINE	1,134			

Structure Information #3

Year Built: 2001 Total Area: 3,754 Occupancy Code: OTHER COMM Percent Improvement Complete Jan 1: 0		Address: 20071 MEDALIST DR ASHBURN VA 20147		
Primary Area Class: CLUBHOUSE Construction: CL D FRAME Stories: 1.0		Area Square Feet Gross Building Area: 3,754 Perimeter: 279 Total Basement: 0		

Story Height: 12	Finished Basement: 3,754
Building Exterior Walls-1: Walls-2: Roof Material: Roof Type: Foundation:	Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 0 Extra Sinks: 0 Urinals: 0 Other Fixtures: 0
Building Interior Walls: Floor: Ceiling:	Heat-AC Heating Type: UNSPECIFIED Air Conditioning: NO Fuel Type: NONE/UNSP.
Misc. Improvements	
<u>Type</u>	<u>Sq. Ft.</u>
SWIMMING POOL	2
TENNIS COURT	3
UTILITY BUILDING	225

Structure Information #4

Year Built: 2000 Total Area: 256 Occupancy Code: REC Percent Improvement Complete Jan 1: 0	Address: 43750 TOURNAMENT PKWY ASHBURN VA 20147
Primary Area Class: GATE HOUSE Construction: CL C MSNRY Stories: 1.0 Story Height: 14	Area Square Feet Gross Building Area: 256 Perimeter: 64 Total Basement: 0 Finished Basement: 0
Building Exterior Walls-1: Walls-2: Roof Material: Roof Type: Foundation:	Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 0 Extra Sinks: 0 Urinals: 0 Other Fixtures: 0
Building Interior Walls: Floor: Ceiling:	Heat-AC Heating Type: UNSPECIFIED Air Conditioning: NO Fuel Type: NONE/UNSP.
Special Features Canopy Type: COMMDRVIN Canopy Area: 684	

Structure Information #5

Year Built: 0 Total Area: 0 Occupancy Code: VACANT LND Percent Improvement Complete Jan 1: 0	Address: 19508 BELMONT RIDGE RD ASHBURN VA 20147
---	---

Structure Information #6

Year Built: 0 Total Area: 0	Address: 43305 TOURNAMENT PKWY
--------------------------------	--

Occupancy Code: VACANT LND Percent Improvement Complete Jan 1: 0	ASHBURN VA 20147
---	------------------

Structure Information #7

Year Built: 0 Total Area: 0 Occupancy Code: Percent Improvement Complete Jan 1: 0	Address: 19673 BELMONT MANOR LA ASHBURN VA 20147
--	---

Structure Information #8

Year Built: 0 Total Area: 0 Occupancy Code: Percent Improvement Complete Jan 1: 0	Address: 43170 GLOUCESTER PKWY ASHBURN VA 20147
--	--

Date of Query: 12/29/2008

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Real Estate Assessment - 2008

Owner and Legal - Commercial

[Map It](#) [Recent Sales](#) [Tax History](#)

PIN: 083-37-1744-000 Tax Map Number: /62////////22/ Year: 2008	Property Address 43600 RUSSELL BRANCH PKWY ASHBURN VA 20147
Current Owner Name/Address MOFFETT, PAGE & A P DENNIS ET AL TR THE EPISCOPAL DIOCESE OF VA MAYO HOUSE 110 W FRANKLIN ST RICHMOND VA 23220	Current Legal Description EPISC CH ON BELMONT,PCL.A 1014--1418 1014-1412 1086--1238 HWY 1086--1809 200512070137228P BLA Acreage: 8.26
Land Book Owner As of Jan 1, 2008 MOFFETT, PAGE & A P DENNIS ET AL TR THE EPISCOPAL DIOCESE OF VA MAYO HOUSE 110 W FRANKLIN ST RICHMOND VA 23220	Land Book Legal Description EPISC CH ON BELMONT,PCL.A 1014--1418 1014-1412 1086--1238 HWY 1086--1809 200512070137228P BLA Acreage: 8.26



Sales Information/Group# 504

Recordation Date: 11/14/1988 Sale Price: Most recent Instrument ID: 200512070137228 Deed Year: 2005
--

Total Parcel Assessment Information

As of January 1st: Land: \$3,598,100 Improvements: \$2,908,400 Fair Market Total: \$6,506,500 Land Use: \$0
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Miscellaneous

State Use Classification: EXEMPT Billing District: BROAD RUN Election District: BROAD RN Affordable Dwelling Unit:	Agricultural District: N/A County Historic District: Tax District: Tax Code: RELIGOS OT
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Structure Information As Of Current Date

Structure Information #1

Year Built: 1992 Total Area: 3,776 Occupancy Code: CHURCH	Address: 43600 RUSSELL BRANCH PKWY ASHBURN VA 20147
Primary Area Class: CHURCHES Construction: CL D FRAME Stories: 1.0 Story Height: 12	Area Square Feet Gross Building Area: 2,880 Perimeter: 264 Total Basement: 0 Finished Basement: 0

Building Exterior Walls-1: Walls-2: Roof Material: Roof Type: Foundation:		Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 2 Extra Sinks: 4 Urinals: 6 Other Fixtures: 0			
Building Interior Walls: Floor: Ceiling:		Heat-AC Heating Type: UNSPECIFIED Air Conditioning: NO Fuel Type: NONE/UNSP.			
Misc. Improvements		Additions			
<u>Type</u>	<u>Sq Ft.</u>	Class	Constr.	Stories	Area
WOOD DECKS	900	CHURCHES	CL D FRAME	1.0	896

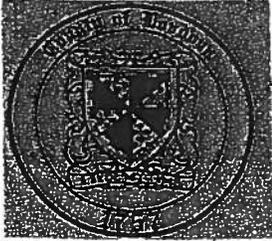
Structure Information #2

Year Built: 1995 Total Area: 2,240 Occupancy Code: CHURCH Percent Improvement Complete Jan 1: 0	Address:
Primary Area Class: CHURCHES Construction: CL D FRAME Stories: 1.0 Story Height: 12	Area Square Feet Gross Building Area: 2,240 Perimeter: 192 Total Basement: 0 Finished Basement: 0
Building Exterior Walls-1: Walls-2: Roof Material: Roof Type: Foundation:	Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 2 Extra Sinks: 4 Urinals: 6 Other Fixtures: 0
Building Interior Walls: Floor: Ceiling:	Heat-AC Heating Type: UNSPECIFIED Air Conditioning: NO Fuel Type: NONE/UNSP.

Structure Information #3

Year Built: 1999 Total Area: 11,519 Occupancy Code: Percent Improvement Complete Jan 1: 0	Address:
--	-----------------

Date of Query: 12/29/2008

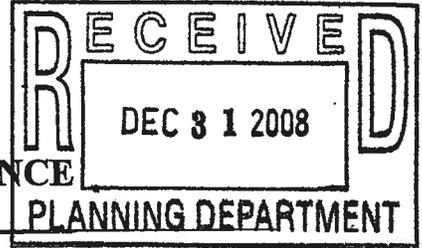


Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441



RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2008-0115 Toll Brothers, Inc. - Belmont Executive Center	ZMOD
DATE OF CONFERENCE	Comprehensive Sign Plan	12/9/08 2:00pm

ATTENDANCE LISTING

NAME	AFFILIATION
Judi Birkitt	Loudoun County Planning
JOE GORNEY	Loudoun County Planning
DARTEN CORINI	TOLL BROTHERS INC
Adam STEINER	URBAN LTD.
Keith MARTIN	JACK HARRIS MARTIN
Teresa Miller	B+D Zoning
Jack Vega	ESE

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

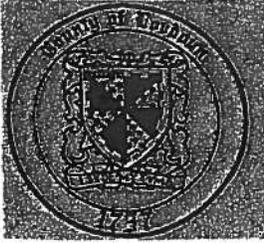
Date:

Judi Birkitt

12-9-08

Application Fee: ZMOD SIGN ZCPA: \$7,865

[NOTE: FEES MAY CHANGE IN 2009]



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2008-0115	ZMOD
DATE OF CONFERENCE	Toll Brothers, Inc. - Belmont Executive Center Comprehensive Sign Plan	12/9/08 2:00pm

1. ISSUES RAISED BY THE APPLICANT

- have a sample of a well-received Sign Plan
- has submitted checklist waiver

- permit needed for open/close signs?
any sign in Sign Plan requires permit
zoning, does not recommend including in Plan

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

see attached for Comprehensive Plan issues discussed.

3. ZONING ISSUES DISCUSSED 1972 1993 Revised 1993 Zoning Ordinance

- * PD-CC-CC - purpose to support surrounding community not to draw from region. → concerns on size (sq ft) and quantity of signs
- specify what section of the Ordinance you are modifying
- assure no discrepancies in 3 sections of sign plan

4. TRANSPORTATION ISSUES DISCUSSED N/A

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED zoning (cont)

- * office ID signs w. tenant signs cannot modify, use, use is to identify the bldg
- use no multiple tenant signs on office bldgs
- directory, inside/not visible
- name of bldg only
- any signs attached to tenant is a PDCCC tenant sign
- 5-1204 P(ii) - do not modify this section

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

ZMOD for Comprehensive Sign Plan
2 public hearings - PC and BOS
90-day timeline (often takes longer)

Conference Coordinator:

Judi Birnkitz

Date:

12-9-08

zoning (cont)

church use - include all information for

menu board signs - not permitted

blade signs

correct reference to 1972 Ordinance

provide Design Guidelines from rezoning
✓ proffers on if review board review is
required, if so, submit letter from
review board that they have reviewed
it

any signs not included in the Sign Plan
will be covered under Rev 1993 Ord - include
a note under general provisions

**PRAP 2008-0115, Toll Brothers – Belmont Executive Center, CSP
December 8, 2008**

REQUEST

Belmont Land LP and Toll Land XV LP request a Zoning Modification (ZMOD) to the Revised 1993 Zoning Ordinance to allow a Comprehensive Sign Plan (CSP) for the Belmont Executive Center, located at the southeastern quadrant of Route 7 and Claiborne Parkway.

The proposed CSP includes a variety of freestanding and building-mounted signs, including monument signs, façade signs, blade signs, canopy signs, and directional signs.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is governed under the policies of the Revised General Plan. The policies of the Countywide Retail Plan Amendment (Retail Plan) also apply. The site is located within the Ashburn Community of the Suburban Policy Area and is designated for Keynote Employment uses.

ANALYSIS

The Revised General Plan envisions that the County will sustain a high quality built environment (Revised General Plan, Chapter 5, Built Environment Policy 1). Within planned Keynote Employment areas, the Plan further envisions that the buildings will be the prominent feature of the community when viewed from periphery roads (Revised General Plan, Chapter 11, Light Industrial and Regional Office Design Guidelines, text). Signage in these areas should thus exhibit a high quality of design and materials that complement, but do not overwhelm, the buildings themselves. Guidance regarding the development of retail signs is contained in the Retail Plan, which states that retail signs should be developed as an integral part of the overall center design and exhibit a unified graphic design scheme (Retail Plan, Signs and Lighting Design Guideline 1). The signage, in conjunction with the landscaping, site layout, and architectural design of the buildings, should all contribute to a high visual quality that defines Keynote Employment areas. Collectively, the location, quality, and clarity of signs help define the general perception of a business or commercial center and its surroundings.

- The proposed sign plan proposes detailed regulations for a variety of signage within the Belmont Executive Center.
- Overall, the proposed signs are consistent and compatible in design due to the use of high-quality materials, and a complimentary architectural style. The CSP establishes standard typefaces and a standard color palette to maintain uniformity while, at the same time, allowing individual signs some flexibility.

- The Comprehensive Sign Plan has an overall sense of hierarchy and coordination that will assist visitors. In that regard, the proposed Comprehensive Sign Plan appears to be generally consistent with the Revised General Plan.

Staff recommends that the applicant address the issues raised below.

- Staff recommends that the applicant submit a 24" x 36" comprehensive sign location map with a sign summary table for the entire project so that staff can assess whether the proposed number and location of each sign is reasonable and whether the distribution of these signs is appropriate. Include sidewalks and building outlines. In general, freestanding signs should be limited to the minimum necessary, serve a clear need at that location, and, at intersections, be limited to one sign at each corner. Building-mounted signs should identify the specific tenant and add to, rather than detract from, the development's sense of place. The current number of signs appears excessive.
 - Site Plan w/ Summary Table
 - Color-coded sign code/type of sign
 - Sign description
 - Sign Dimensions
 - Number of signs
- Are there any previously approved sign plans in the development? If so, depict them on the plan.
- Explain how the CSP fits with the design guidelines for Belmont Executive Center.
- Several signs, including M1, M2, and M3, due to their size and design, will function as separate architectural features rather than supportive elements that identify the development. The signs might also block views of the buildings and amenities within the development. This is inconsistent with the Plan's vision for these areas, which calls for the buildings to be the dominant features in Keynote Employment and Business communities (Revised General Plan, Chapter 11, Light Industrial and Regional Office Design Guidelines).
 - These signs should be reduced in size to be more human-scaled and consistent with other signs in the development, with particular attention to building sightlines from sidewalks and motor vehicles. Plant materials should be sited near monument signs to lessen the visual impacts of these signs.
- Avoid internal monument signs when the building-mounted façade, blade, awning, and canopy signs identify these establishments for people already at those establishments.
- Avoid redundancy between monument signs and building signs. Avoid visual clutter. The buildings signs should be the primary focus. Signs must perform a particular function.
- Define building mounted signs per elevation and a maximum number per building.

- Overall Qualities for Signs
 - Human-scaled
 - Do not block sightlines to buildings
 - Avoid redundancy with building and monument signs
 - Mitigate sign impacts with landscape materials
 - Native plants
 - Low-growing plants in front of signs
 - Large shrubs and smaller trees behind the signs to frame them and draw attention to them
 - Commitment to maintenance of the plants

Landscaping

The County encourages street designs that are sensitive to views, pedestrian movement, landscape, and physical enclosure (*Revised General Plan*, Chapter 11, Community Form Design Guidelines). The incorporation of indigenous vegetation into the landscape is also encouraged (*Revised General Plan*, Chapter 5, Plant and Wildlife Habitat Policy 7).

- The CSP should include details regarding landscaping around freestanding signs, a condition of approval requiring the installation of plant materials around them, as well as a commitment to the long-term maintenance of both the plants and the signs. Such landscaping should be coordinated throughout the development to help create a development identity. Staff recommends the incorporation of native species. Staff also recommends the installation of trees and large shrubs to the sides and rears of signs to both frame the signs and to lessen their visual impacts.

Lighting

County policies call for appropriate lighting to improve visibility and enhance public safety while precluding unnecessary and intrusive light trespass (*Revised General Plan*, Chapter 5, Lighting and Night Sky Policy 1).

The Retail Plan also provides lighting and sign guidance. Retail Plan guidelines include the following:

- Develop signs as an integral part of the overall center design;
- Select lighting that eliminates glare and light spillover onto adjoining properties; and,
- Select lighting fixtures that are attractive and compatible with the retail center (Retail Plan, Signs and Lighting Design Guidelines).

- The applicant should provide assurances that all lighting will be fully shielded (emitting no light above a horizontal plane), provide a glare-free environment, be confined to the site, and turned off after business hours, unless required for security purposes, and that illumination levels will be no greater than necessary for a light's intended purpose. All lighting should be designed to preclude light trespass onto

adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment.

- Staff also recommends a condition of approval stating that no animation, neon, or moving lights be permitted for any sign; that building-mounted signs contain no exposed lighting elements; and that all spotlights for front illuminated letters and monument signs be fully shielded and directed downward at the intended sign elements.

Joe Gorney, Community Planning
703-777-0246

LOUDOUN COUNTY
DISCLOSURES OF REAL PARTIES IN INTEREST
AND LAND USE PROCEEDINGS



A. INTRODUCTION

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. See 1993 Revised Zoning Ordinance, Section 6-403(A).

The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

B. INSTRUCTIONS

1. Fill out the Affidavit and file with Application.
2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.
3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.

4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: http://inetdocs.loudoun.gov/planning/docs/documentsandfor_/index.htm
5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.
6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, Keith C. Martin, do hereby state that I am an

Applicant

Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZMOD 2008-0017

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>PIN</i>	<i>NAME (First, M.I., Last)</i>	<i>ADDRESS (Street, City, State, Zip Code)</i>	<i>RELATIONSHIP (Listed in bold above)</i>
083-37-8701	Toll Land XV LP	1975 Belmont Executive Plaza Suite 250 Ashburn, VA 20147	Applicant/Title Owner
083-35-9224 083-17-8172 083-27-1064 083-17-2087	Belmont Land, L.P.	19775 Belmont Executive Plaza, Suite 250, Ashburn, VA 20147	Applicant & Title Owner
	Toll Land XV Limited Partnership	19775 Belmont Executive Plaza, Suite 250, Ashburn, VA 20147	Applicant & Title Owner

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

I, Keith C. Martin, do hereby state that I am an
 Applicant

 X Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZMOD 2008-0017

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>PIN</i>	<i>NAME (First, M.I., Last)</i>	<i>ADDRESS (Street, City, State, Zip Code)</i>	<i>RELATIONSHIP (Listed in bold above)</i>
083-37-1744	The Episcopal Diocese of VA	43600 Russell Branch Parkway Ashburn, VA 20147	Title Owner
	Sack Harris & Martin, P.C.	8270 Greensboro Drive Suite 810 McLean, VA 22102	Agent/Attorney
	Urban, Ltd.	7712 Little River Turnpike Annandale, VA 22003	Agent

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

 There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Sack Harris & Martin, P.C.

8270 Greensboro Drive, Suite 810, McLean, VA 22102

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
James M. Sack	
Robert A. Harris, IV	
Keith C. Martin	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Toll VA GP Corp., 250 Gibraltar Road, Horsham, PA 19044

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Toll Holdings, Inc.	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Toll Mid-Atlantic LP Company, Inc., 250 Gibraltar Road, Horsham, PA 19044

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Toll Holdings, Inc.	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

 Toll Holdings, Inc., 250 Gibraltar Road, Horsham, PA 19044

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Toll Brothers, Inc.	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Toll Brothers, Inc., 250 Gibraltar Road, Horsham, PA 19044

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Urban Ltd.

7712 Little River Turnpike, Annandale, VA 22003

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
J. Edgar Sears, Jr.	
Barry B. Smith	
Brian A. Sears	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
J. Edgar Sears, Jr.	President and Treasurer
Barry B. Smith	Vice President and Secretary

Check if applicable:

Additional information attached. See Attachment to Paragraph C-4(a).

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

Belmont Land, L.P., 19775 Belmont Executive Plaza, Suite 250, Ashburn, VA 20147

(check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. General Partner, Limited Partner, etc)</i>
Toll VA GP Corp.	General Partner
Toll Mid-Atlantic LP Company, Inc.	Limited Partner

Check if applicable:

Additional Partnership information attached. See Attachment to Paragraph C-3.

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

Toll Land XV Limited Partnership, 19775 Belmont Executive Plaza, Suite 250, Ashburn, VA 20147

(check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. General Partner, Limited Partner, etc)</i>
Toll VA GP Corp.	General Partner
Toll Mid-Atlantic LP Company, Inc.	Limited Partner

Check if applicable:

Additional Partnership information attached. See Attachment to Paragraph C-3.

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

Belmont Land LP and Toll Land XV LP
 19601 North 27th Avenue, Phoenix, AZ 85027

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Toll VA GP Corporation	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
William Gilligan	Regional President
James Steuterman	Sr. Vice President

Check if applicable:

Additional information attached. See Attachment to Paragraph C-4(a).

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

Name and Address of Partnership (complete name, street address, city, state, zip)
 The Episcopal Dioceses of VA
 43600 Russell Branch Parkway, Ashburn, VA 20147

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Jim Tracy	Trustee
Marilyn S. Tracy	Trustee
Alan M. Steed	Trustee

4. ADDITIONAL INFORMATION

a. One of the following options **must** be checked:

In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(a).*

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(b).*

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

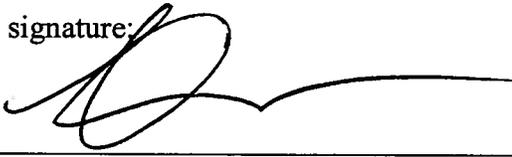
EXCEPT AS FOLLOWS: (If none, so state).

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature: 

check one: [] Applicant or [v] Applicant's Authorized Agent

Keith C. Martin, Agent
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 21st day of April 2009, in the State/Commonwealth of Virginia, in the County/City of Fairfax.

Karen Fetting
Notary Public

My Commission Expires: 12.31.09

Notary Registration Number: 177548



Toll Bros, Inc
250 Gibraltar Road
Horsham, PA 19044
(215) 938-8000

CHECK NO. **08943251**

62-22
311

VENDOR NO.	CHECK DATE	CHECK AMOUNT
16822	12/15/08	\$*****7,865.00

** INVALID SIX MONTHS AFTER DATE ISSUED **

PAY
SEVEN THOUSAND EIGHT HUNDRED SIXTY FIVE AND 00/100 *****

TO THE ORDER OF: THE COUNTY OF LOUDOUN
VA 00000

 **WACHOVIA**
Wachovia Bank of Delaware, National Association
Wilmington, DE 19803



⑈08943251⑈ ⑆031100225⑆ 2079950020334⑈

Receipt of Payment

Receipt Number : 080017902
Transaction Number : A000000005592
Payment Method: CHECK
Check Number: 08943251



Date: 2008-12-31
Amount: \$7,865.00
Check Escrow Flag: N
Check Writer: TOLL BROS., INC.

Detail Information

7,865.00 ZMOD-2008-0017 TOTAL FEE